



South Staffordshire  
BUSINESS HUB

# South Staffordshire Commercial Estates



**To Let | 75,673 sq. ft. (7030.23 sq. m.)**  
**Unit 4E Station Road, Four Ashes, WV10 7BY**  
**Available Spring 2024**  
**Price on Application**





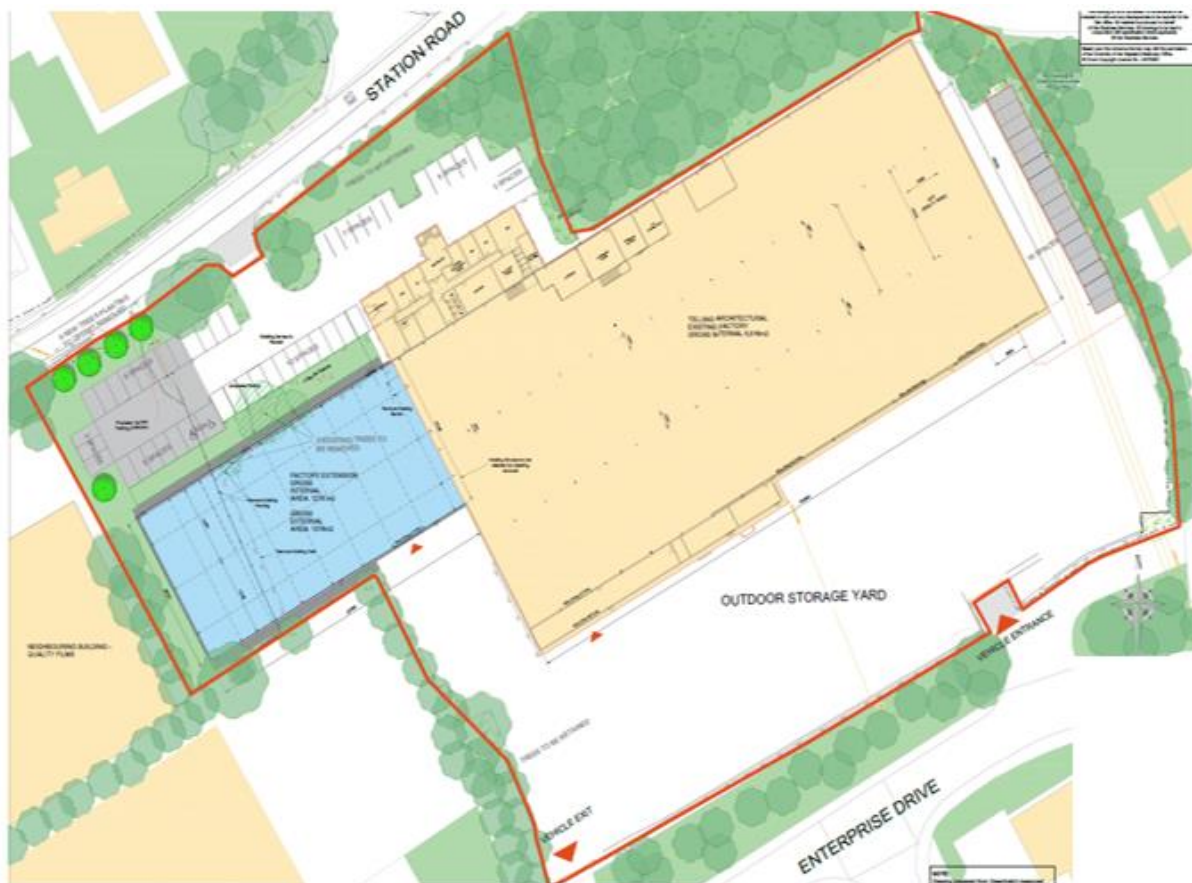
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## Site

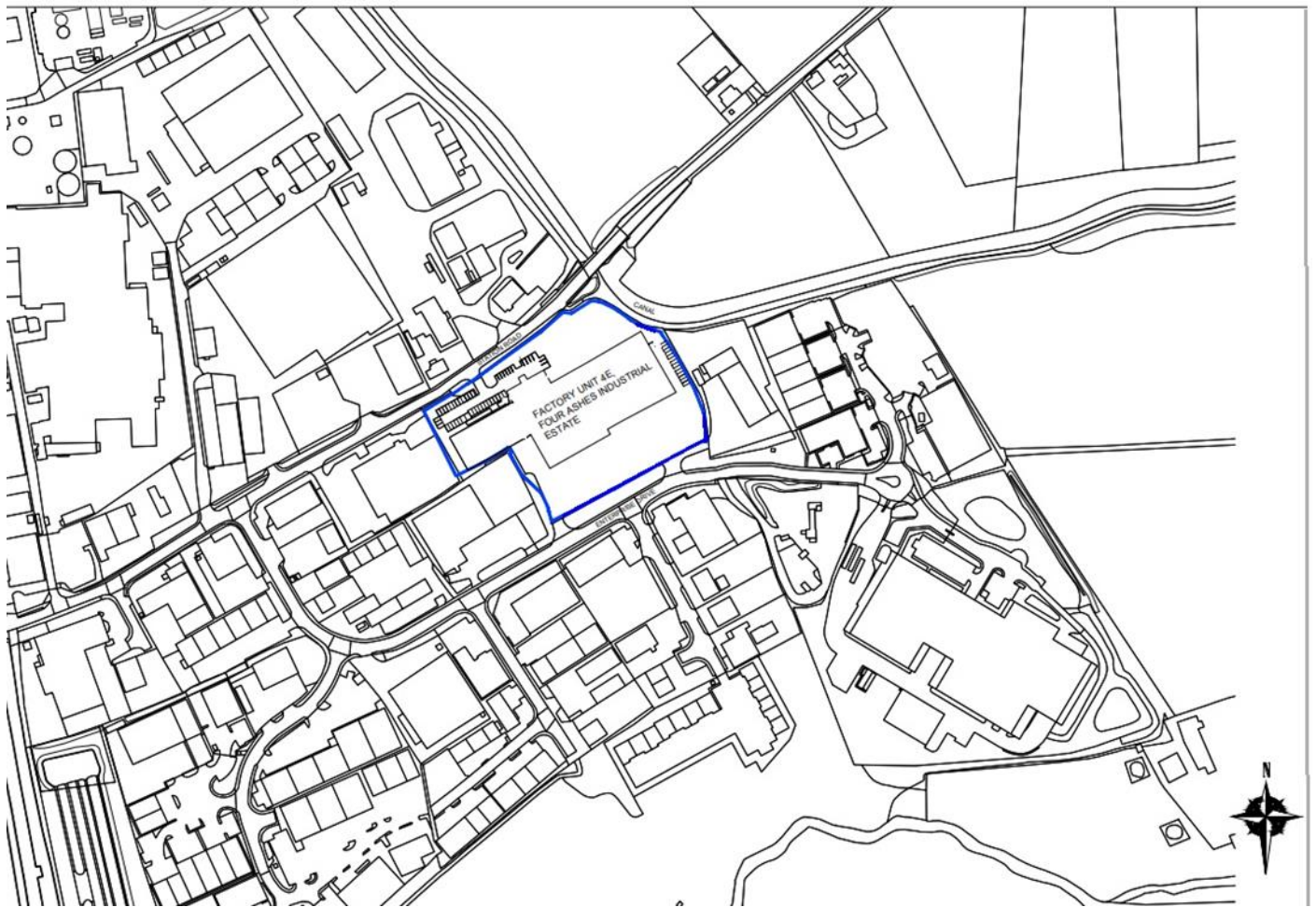
The Unit is located fronting Station Road Four Ashes with access to the staff car park and the main offices and pedestrian access to the side factory unit. There is parking for up to 50 vehicles.





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## Location

Four Ashes is a popular and established industrial and commercial area near Wolverhampton.

Wolverhampton is a thriving regional city and a metropolitan borough of the West Midlands. It is the 12th largest city in the country and has a population of circa 250,000. Appropriately 1,730,000 people live within a 30 minute drive time of the city centre and three million people live within 20 miles.

Wolverhampton City Centre is six miles to the south and Stafford nine miles to the north. Wolverhampton is approximately 18 miles north-west of Birmingham and is located in the heart of the country.

Connections to the motorway transport system are excellent with access to the M54, M6, M6 Toll and M5. The enterprise park is close to the A449 and within two miles of Junction 2 of the M54 and Junction 12 of the M6 (via the A5)

Wolverhampton is one of the main train stations on the West Coast Main Line with regular services to London Euston (1 hour 38 minutes), Birmingham New St (17 minutes) and Manchester Piccadilly (1 hour 10 minutes)

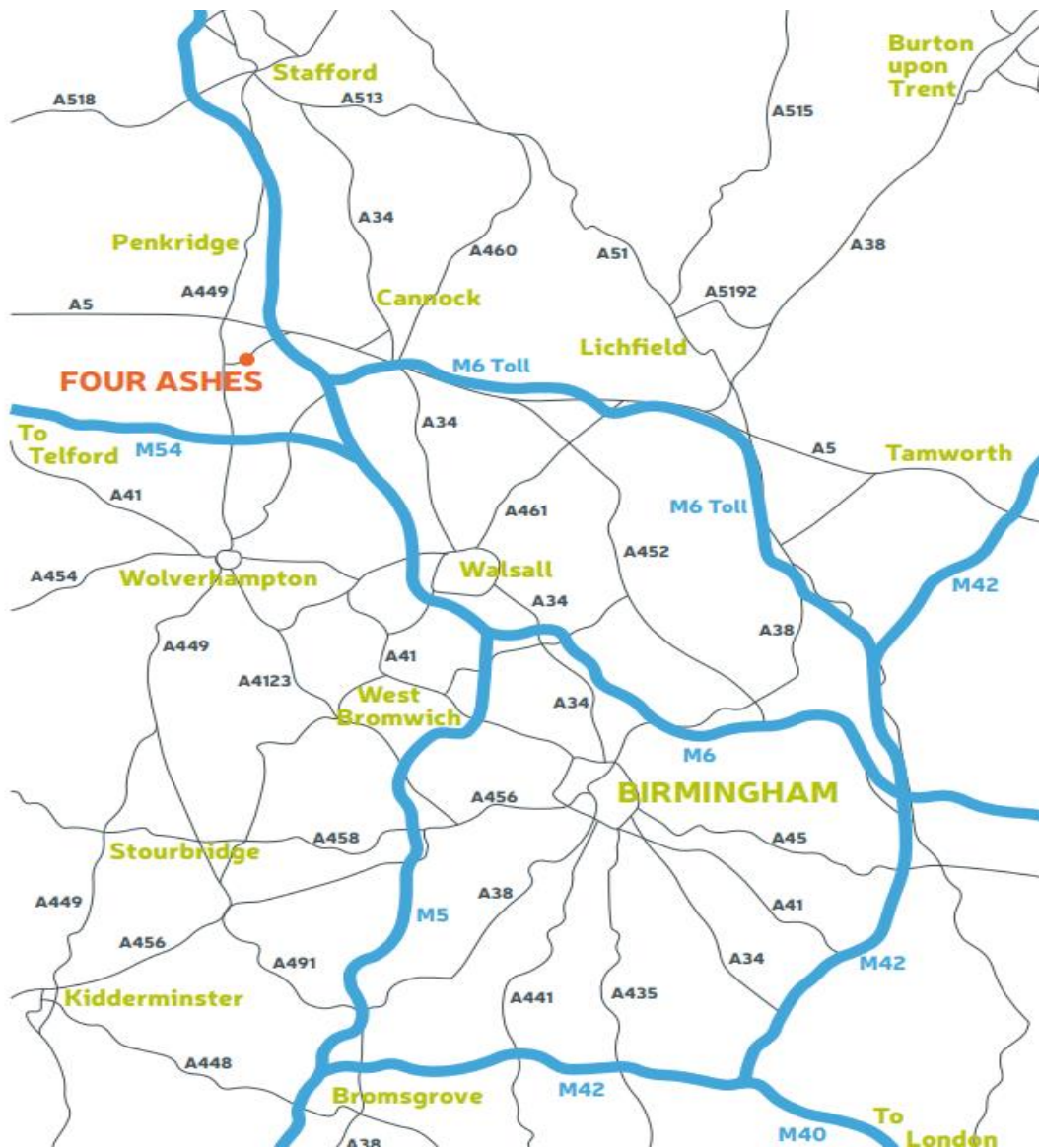
The West Midlands Interchange, which is to be built on land to the west of Junction 12 of the M6 and will provide warehousing and other associated development. Its proximity to the enterprise park will be approx. 1 to 2 miles. Ideal for a business looking for a reliable and efficient means of transport nationally and internationally.

Birmingham Airport is 30 minutes' drive from Wolverhampton and offers national and international flights on a daily basis.



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## Description

Floor Area	Sq. Ft.	Sq. M.
Rear Main Warehouse	54,651	5077.24
Side Modern Warehouse	13,750	1277.42
Offices	7,272	675.57
Total Gross Internal Area	75,673	7030.23

The property comprises of two single span warehouse/manufacturing Units with modern two-storey offices to the front elevation.

The main rear warehouse/manufactory Unit is of a steel portal frame construction and was constructed in two parts in 1976 & 1988 and will be undergoing refurbishment in 2023 with a £3m investment. It has a minimum eaves height of 4.8 metres with full height roller shutter door access to the rear yard. The Unit is lit by modern LED lighting and benefits from ample roof lights with a total floor area of 54,651 square feet (5,077.24 square metres)

To the side is a modern warehouse/manufactory Unit of a steel portal frame construction and was constructed in 2021. It has a minimum eaves height of 7.0 metres with full height roller shutter door access to the rear yard and pedestrian access to the front car park. The Unit is lit by modern LED lighting and benefits from ample roof lights with a total floor area of 13,750 square feet (1,277.41 square metres) with additional mezzanine accommodation.

Modern two storey offices with space heating and including welfare facilities with a total floor area of 7,272 square feet (675.57 square metres) with a main access from the front car park and connecting doors to the rear warehouse.



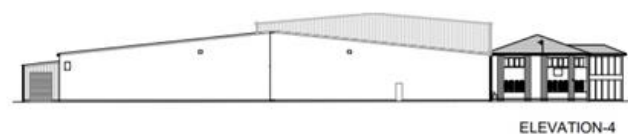
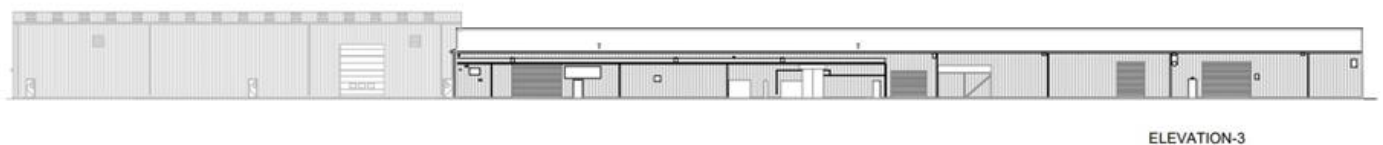
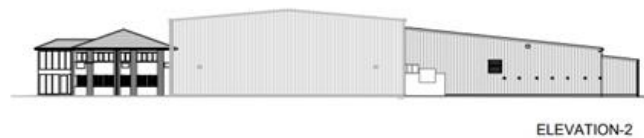
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To the rear is a secure self-contained large concrete storage yard with two separate access points to Enterprise Drive with double security gates. The total area is 1.6 acres with a depth of 39 metres and is suitable for a variety of uses.

See drawings of the elevations below.





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## Rental/ Lease terms

The unit should be available in Spring 2024 and will be let on full repairing and insuring terms and will be available on flexible lease terms. Further details and prices on application.

## EPC/ Warranties

Energy Performance Certificates and some construction and design warranties will be available from the Council on completion of the repair works and for the part of the Unit constructed in 2021.

## Services

Mains water, drainage, gas and electricity are connected and the tenant will be responsible for the costs of all the utilities consumed.

## Business Rates

The tenant will be responsible for the costs of Business Rates. The rateable value of the unit will be determined by the Valuation Office Agency on completion of the repair works.

## VAT

The property is registered for VAT and any figures quoted are exclusive of VAT.





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## Planning

The units will be available for a variety of uses within the Planning Use Class E, B2, and B8. The local planning authority is South Staffordshire Council and any additional enquiries should be directed to this planning authority on 01902 696000.

For further details email [commercialdevelopment@sstaffs.gov.uk](mailto:commercialdevelopment@sstaffs.gov.uk)

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